



FY 2007 Property Tax INFORMATION

City of Boston Fiscal Year 2007 Third Quarter Tax Bill

Residential & Personal Exemptions Provide Tax Relief

Residential Exemption

Taxpayers in the City of Boston who own residential property and occupy the property as their principal residence as of January 1, 2006 may be eligible for the residential exemption in Fiscal Year 2007. The exemption will save qualified taxpayers over \$1,500 on their tax bills this year.

The principal residence is the address from which your Massachusetts income tax return is filed. Your Social Security Number is required to verify eligibility. This information is kept confidential and used solely to confirm a 2005 personal income tax filing from your address with the Commonwealth of Massachusetts Department of Revenue.

How to Obtain Exemption Applications

Obtain an application for residential or personal exemption by: calling the Taxpayer Referral & Assistance Center at (617) 635-4287; visiting the Assessing Department, Room 301, City Hall; or going online at www.cityofboston.gov/assessing. Return your completed application with the required documentation. The filing deadline for exemptions is March 29, 2006.

Information about personal exemptions and their specific requirements is available on the Assessing Department website at www.cityofboston.gov/assessing. From that page, go to *Residential Exemption*, *Personal Exemption* or *Frequently Asked Questions*.

Personal Exemption

Personal exemptions are available to qualified homeowners who are:

- Elderly (65 years +)
- Blind
- Surviving spouses or Minor children of deceased parents or Elderly (70 years+)
- Veterans

Each exemption has certain eligibility requirements (e.g., age, income restrictions). You may not receive more than one personal exemption. However, if you qualify for two or more exemptions, you will receive the exemption that saves you the most money.

Receiving an Exemption?

To determine whether you are receiving an exemption, check your tax bill. If an amount appears to the right of the box marked "residential exemption" or "personal exemption" you are already receiving the exemption.

2007 REAL ESTATE TAX 3RD Quarter

| WARD | PARCEL NO. | BILL NO. |
|-----------------------------|------------|----------|
| TOTAL FULL VALUATION | | |
| RESIDENTIAL EXEMPTION | | \$ |
| TOTAL TAXABLE VALUATION | | |
| 1ST PREL. OVERDUE | | |
| 2ND PREL. OVERDUE | | |
| SPEC. ASSMNT. | | |
| WATER & SEWER CHARGES | | |
| TOTAL TAX & SPEC. ASSMNT. | | |
| PERSONAL EXEMPTION | | \$ |
| PAYMENTS TO DATE/CREDITS | | |
| NET TAX & SPEC. ASSMNT. DUE | | |
| TAX DUE | | |
| COST | | |
| INTEREST | | |
| PAY THIS AMOUNT BY | | |

If you are not currently receiving an exemption and think you qualify, you have until March 29, 2007 to apply.

Taxpayer Referral & Assistance Center (TRAC) (617)635-4287

Contact the TRAC office about:

- Property tax
- Residential exemption
- Elderly and other personal exemptions
- Duplicate tax bills
- Current motor vehicle excise tax
- Current boat excise tax
- Current tax bill balances and payments

The TRAC office is located on the mezzanine level of City Hall and is open weekdays from 9AM - 5PM. Visit the Assessing Department online at: www.cityofboston.gov/assessing.

Fiscal Year 2007 Revaluation Completed (see reverse side)

Important Facts About FY 2007 Tax Bills

■ The new Fiscal Year 2007 assessment and tax rate appear on your 3rd quarter tax bill.

■ Fiscal year 2007 3rd quarter taxes are due on Thursday, February 1, 2007.

■ The abatement filing deadline is Thursday, February 1, 2007.

■ Your 4th quarter tax bill will be issued in late March 2007.

■ The residential and personal exemption filing deadline is Thursday, March 29, 2007.

■ Mail your tax bill to: City of Boston Real Estate P.O. Box 55808, Boston, MA 02205-5808.

■ For current fiscal year tax payments, call the Taxpayer Referral & Assistance Center (TRAC) at (617)635-4287.

■ For real estate and personal property taxes from prior years, call the Collector's office at (617) 635-4131 or 4132.

■ If you have a mortgage with an escrow account, forward your bill to the bank or mortgage company to ensure timely payment of taxes.

This is an important Notice. Please have it translated.

Questa é una notizia molto importante. Per piacere falla tradurre. Este es un aviso importante. Sirvase mandarlo traducir. C'est important. Veuillez faire traduire.

ĐÂY LÀ MỘT BẢN THÔNG CÁO QUAN TRỌNG.

XIN VUI LÒNG CHO DỊCH LẠI THÔNG CÁO NÀY.

Este é um aviso importante. Por favor mande traduzi-lo.

Es é un avizo importanti. Di favor, manda traduzil.

Se yon anons ki enpòtan anpil. Sou Ple, fè tradwi li pou w.

Σπουδαία Πληροφορία – Παρακαλώ να το μεταφραστείτε.

Thomas M. Menino, Mayor

Ronald W. Rakow, Commissioner of Assessing

Update on Residential Property Tax Trends

Three years ago, the rapid appreciation in the residential real estate market, combined with the slow market for business properties, threatened to increase the average homeowner's tax bill by 40%. At that time, legislation was enacted that adjusted the classification formula which distributes the tax levy between residents and business, resulting in a more moderate impact on homeowners. While the law provided welcome tax relief, a provision was added that phases out the relief over the next 5 years.

The City is now entering the fourth year of the new classification law. As expected, the rate of growth between residential and business properties is returning to its traditional balance. This year, the average single family tax bill is projected to increase 11%. Much of the increase is a result of the scheduled reduction in the level of relief as described above.

The City remains focused on this issue and has vigorously pursued legislation at the State House to reduce our reliance on the property tax and provide additional relief. The Mayor and the City Council will continue to fight for changes that are in the best interest of our residents and businesses and that will allow Boston to continue to be a great place to live and work.

Abatement Procedure

An abatement is a reduction of your property tax based upon a review and correction of a property's assessed value. Massachusetts law provides an abatement procedure that must be followed when a taxpayer believes that their property is overassessed, disproportionately assessed, improperly classified, or exempt from taxation. As a general rule, an abatement application may be filed by the person to whom the property tax has been assessed, or to the person who became owner of the property after January 1, 2006.

Applications for abatement must be filed with the Assessing Department no later than Thursday, February 1, 2007. The tax must be paid by February 1, 2007 even if an abatement application is pending. Application forms may be obtained on the third floor of City Hall, Monday through Friday, 9 AM - 5 PM or online at www.cityofboston.com/assessing. GO to *Forms* on the menu. State law prohibits the Assessing Department from acting on an application that is filed late.

Compliance With Motor Vehicle Registration Laws

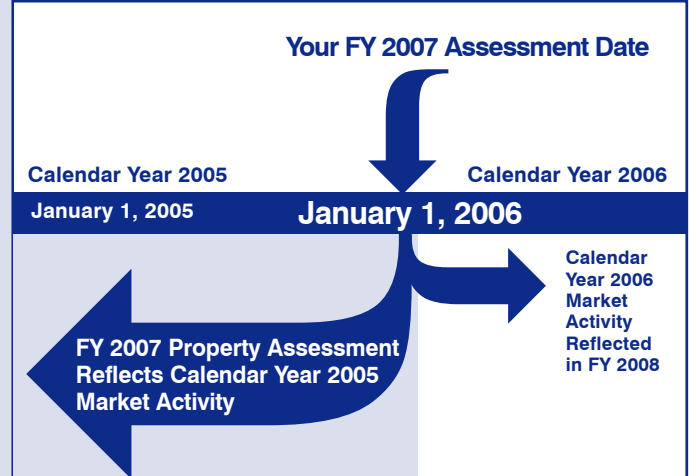
You must register your vehicle in Massachusetts if you are a Massachusetts resident. The following criteria, although not exclusive, can be used by state and local agencies and the courts to determine residency. By law, you are considered a Massachusetts resident if you receive a local property tax exemption, file a state resident income tax return or receive a rental deduction, register to vote here, enroll your dependents in a local public school or pay resident tuition for them at a state college or university, receive public assistance from the state, declare that mortgaged or insured property located here is your principal residence, or obtain any employment, benefit or privilege by claiming Massachusetts residency. You may be fined up to \$1,000 per year if you illegally register in another state, or misrepresent the principal place your motor vehicle is garaged in this state. You are also subject to assessment for unpaid taxes with penalties and interest.

FY 2007 Revaluation Frequently Asked Questions

Massachusetts Law requires cities and towns to revalue property every three years. The City of Boston has revalued all properties - more than 140,000 parcels - for Fiscal Year 2007. The new assessments are based on an effective date of January 1, 2006. This date is used to establish the ownership, condition and occupancy of each property.

State law also requires that all property be assessed at its full market value. The sale of properties on or before January 1, 2006, comparable in location, style, age, size and condition form the basis of your assessment.

Fiscal Year 2007 Assessment



How do real estate market conditions affect my assessment?

Your Fiscal Year 2007 assessment is based on the value of your property as of January 1, 2006. Changes in your assessment reflect the market conditions **on or before** the January 1 assessment date.

With the residential market weakening, why has my property assessment gone up?

Your Fiscal Year 2007 assessment reflects the appreciation in property values and robust market prior to the January 1, 2006, assessment date. Any weakness in the current market will be incorporated next year in the Fiscal Year 2008 assessment.

Doesn't Proposition 2½ limit my property taxes?

Proposition 2½ limits the increase in the overall levy - the total amount raised from the property tax - to an amount no greater than 2.5% more than the prior-year levy amount. However, the provisions of Proposition 2½ apply to the overall levy, not to an individual tax bill.

Assessing Information Online

For additional assessing information concerning real estate, motor and boat excise tax bills, current year tax payments, residential and personal exemptions go online to:

www.cityofboston.gov/assessing